064.0	0002	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,400 /	721,400
					USE VALUE:	721,400 /	721,400
					ASSESSED:	721,400 /	721,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		RANGELEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGGINS JUDITH M-BRIEN T M
Owner 2:	
Owner 3:	
Street 1:	37 RANGELEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Vinyl Exterior and 1681 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6956.000	281,300		440,100	721,400
Total Card	0.160	281,300		440,100	721,400
Total Parcel	0.160	281,300		440,100	721,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.21 /Parcel: 429.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 41243

GIS Ref

GIS Ref

Insp Date 11/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 064.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,300	0	6,956.	440,100	721,400		Year end	12/23/2021
2021	101	FV	272,700	0	6,956.	440,100	712,800		Year End Roll	12/10/2020
2020	101	FV	272,700	0	6,956.	440,100	712,800	712,800	Year End Roll	12/18/2019
2019	101	FV	218,200	0	6,956.	408,600	626,800	626,800	Year End Roll	1/3/2019
2018	101	FV	218,200	0	6,956.	408,600	626,800	626,800	Year End Roll	12/20/2017
2017	101	FV	218,200	0	6,956.	358,300	576,500	576,500	Year End Roll	1/3/2017
2016	101	FV	218,200	0	6,956.	326,900	545,100	545,100	Year End	1/4/2016
2015	101	FV	205,700	0	6,956.	289,200	494,900	494,900	Year End Roll	12/11/2014

!5561!

PRINT

Date	Time
12/30/21	02:23:46

LAST REV

Date	Time
04/16/19	14:44:15
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5561

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17249-526		7/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	41243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2005	1005	Siding	15,000			G7	GR FY07	REMOVE ALUM & INST
7/23/1993	346	Manual	5,200					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	189	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
11/23/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6956		Sq. Ft.	Site		0	70.	0.90	12									440,078						440,100	

Total AC/HA:	0.15969	Total SF/SM:	6956	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,078	Spl Credit		Total:	440,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31793892
Const Adj.:	0.99000001
Adj $ / SQ:	176.143
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407743
Depreciation:	126400
Depreciated Total:	281343

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

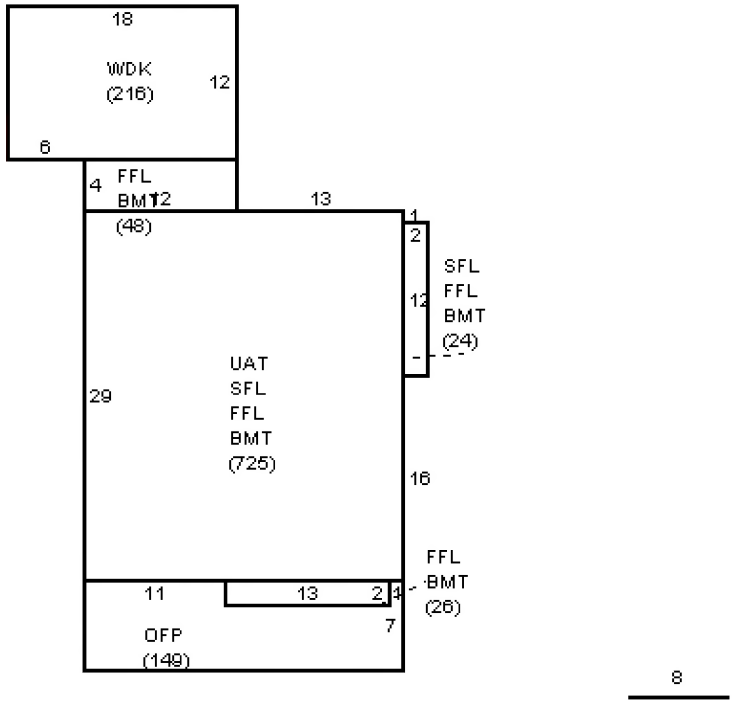
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.14
Special Features:	0	Val/Su Net:	95.65
Final Total:	281300	Val/Su SzAd	178.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	823	52.840	43,490
FFL	First Floor	823	176.140	144,965
SFL	Second Floor	749	176.140	131,931
WDK	Deck	216	10.520	2,273
UAT	Upper Attic	181	102.160	18,517
OFP	Open Porch	149	27.300	4,067

Net Sketched Area:	2,941			Total:	345,243
Size Ad	1572	Gross Area	3485	FinArea	1681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 064.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc